

Landscape Referral Response

Application Number:	Mod2021/0853
Date:	02/02/2022
Responsible Officer:	Anne-Marie Young
Land to be developed (Address):	Lot 27 DP 9151 , 3 Central Road AVALON BEACH NSW 2107

Reasons for referral

This application seeks consent for the following:

- Construction / development works within 5 metres of a tree or
- New residential works with three or more dwellings. (RFB's, townhouses, seniors living, guesthouses, etc). or
- Mixed use developments containing three or more residential dwellings.
- New Dwellings or

Officer comments

updated comments:

The required footpath construction under condition 42 of the deferred commencement consent DA2020/0008 impacts upon two existing trees within the road reserve verge, identified in the Arboricultural Impact Assessment as tree numbers 12 - *Corymbia gummifera* (Red Bloodwood) and 13 - *Eucalyptus acmenoides* (White Mahogany), such that removal is required. Two replacement street trees shall be included to satisfy DCP control C1.24 Public Road Reserve - Landscaping and Infrastructure, and conditions of consent shall be imposed.

Under DA2020/0008 conditions, existing trees 12 and 13 were included for retention, and as such conditions under this modification application shall remove reference to the retention and protection of both existing trees that shall now be approved for removal. Relevant landscape DA2020/0008 conditions to be modified include: 25, 32, 36, 42, and 46.

previous comments:

The application is for modification to the deferred commencement consent DA2020/0008 granted for the demolition of the existing dwelling and construction of seven units for Seniors Living.

The proposed modifications include: remove ramps from lift lobby to apartments; lower floor slab of ground floor and parking level, adjust typical floor levels, and maintain approved building height; adjust end of basement driveway to comply with DA condition; adjust driveway ramp width to comply with DA condition; provision of enclosing door from parking area to lift lobby; improvements to apartment's amenities; minor GFA addition; provision of direct service door from waste bins enclosure to footpath; and provision of covered/weather protected entry gate and mailboxes.

The proposal to provide a footpath within the road verge from the waste bin enclosure is in proximity to the existing street tree number 17 - *Eucalyptus piperita* (Sydney Peppermint). No information is provided on potential impact from construction of the footpath to the existing tree. Assessment by the applicant is required and an arboricultural impact review shall be submitted detailing the level of impact to the existing tree and the type of construction required to ensure an acceptable and manageable

tolerance.

No information is provided on the width of the proposed footpath and it is suggested that a footpath no wider than 1.5m should be nominated, and an alignment should be submitted with the arboricultural impact review.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Landscape Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Pier Footing Design Near Trees to be Retained

Modify Condition 25:

This condition does not apply to the following trees:

- tree number 12 - *Corymbia gummifera* (Red Bloodwood)
- tree number 13 - *Eucalyptus acmenoides* (White Mahogany)

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Project Arborist

Modify Condition 32:

This condition does not apply to the following trees:

- tree number 12 - *Corymbia gummifera* (Red Bloodwood)
- tree number 13 - *Eucalyptus acmenoides* (White Mahogany)

Tree Removal Within the Property

Modify Condition 36:

Additional existing trees approved for removal include: tree number 12 - *Corymbia gummifera* (Red Bloodwood) and tree number 13 - *Eucalyptus acmenoides* (White Mahogany), both located within the road reserve, subject to street tree replacement.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Tree and Vegetation Protection

Modify Condition 46:

This condition does not apply to the following trees:

- tree number 12 - *Corymbia gummifera* (Red Bloodwood)
- tree number 13 - *Eucalyptus acmenoides* (White Mahogany)

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Street Tree Planting

Two (2) replacement street trees shall be planted in accordance with the following:

- Species and Container Size: *Tristania laurina*, pre-ordered for delivery at 200 litres, and shall meet the requirements of Natspec - Specifying Trees
- Specification: caliper minimum 60mm, clear trunk approx. 1.8 metres

- Planting: trees shall be planted into a prepared planting hole 1m x 1m x 600mm depth, backfilled with a sandy loam mix or approved similar, mulched to 75mm depth minimum and maintained including a four post and top and mid rail timber tree guard and watered until established and shall be located at least 2 metres from any structures including driveways, and shall generally be centralised within the road verge.

Details shall be submitted as part of the road reserve works application under section 138 and 139 of the Roads Act, and submitted to the Certifying Authority prior to the issue of any Occupation Certificate.

Reason: To maintain environmental amenity.